

Schedule 5

Leppington Precinct

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1 Introduction

1.1 Name and application of this Schedule

This Schedule forms part of the Camden Growth Centre Precincts Development Control Plan (also referred to as the DCP).

This Schedule applies to all development on the land in the Leppington Precinct shown in **Figure 1-1**. This schedule and related amendments to the DCP give effect to the provisions of the DCP for land within the Leppington Precinct as shown on the Land Application Map.

1.2 Structure of this Schedule

This Schedule should be read in conjunction with the main body of the DCP and is in addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of this DCP, this Schedule takes precedence. **Table 1-1** summarises the structure of Schedule 5 – Leppington Precinct.

Table 1-1: Structure of this Schedule.

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Development Planning and Design	Establishes an overall vision and Indicative Layout Plan for the Leppington Precinct. Provides Precinct specific figures that support the controls in Part 2 and Part 3 of the main body of the DCP in relation to the Leppington Precinct.
3 – Site Specific Controls	Specific objectives and controls for development in certain parts of the Precinct, including land affected by electricity easements, and land zoned Environmental Living.
4 – Indicative Density Controls	Specify objectives and controls relating to density to ensure alignment with infrastructure capacity.

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact Council for advice.

2 Development planning and design

Note: *Apart from the Precinct Planning vision, this part provides Figures only. These figures are for the Leppington Precinct and support the objectives, controls and design principles for development planning and design in **Part 2** of the main body of the DCP.*

2.1 The Leppington Precinct - Precinct Planning vision

The vision for the Leppington Precinct is that a range of housing types will develop to meet the needs of a well-connected and diverse community, supported by local facilities and infrastructure, in a manner that responds to the unique characteristics of the Precinct, including waterways and landform associated with Scalabrini and Kemps Creek and any Aboriginal or European heritage.

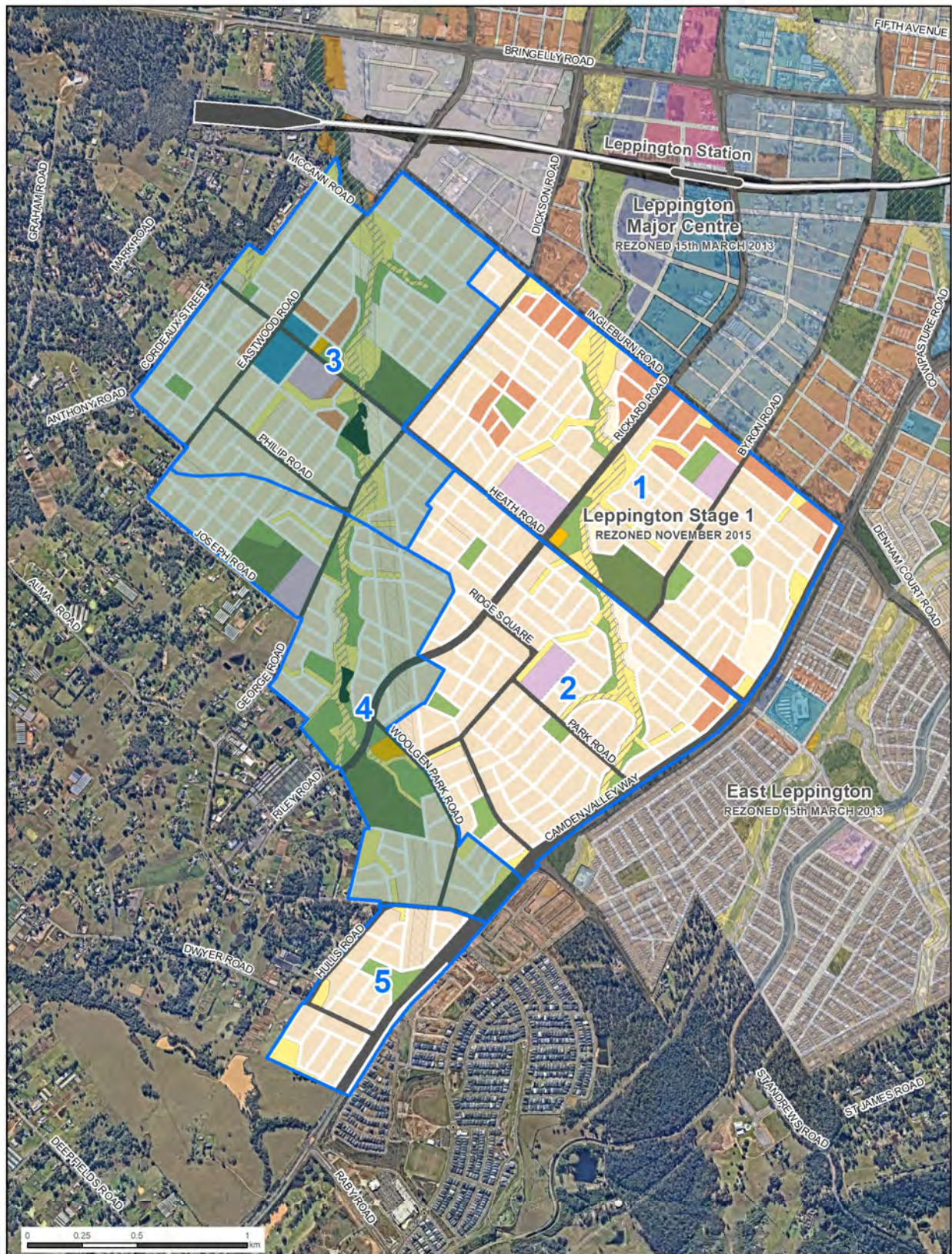
The Leppington local centre will be the main focus of activity and daily life for the Precinct, providing for community interaction and delivering services and facilities to meet the needs of all residents. Community centres and major community facilities such as schools and sporting fields will provide shopping, jobs, recreation and social opportunities at a more local level for residents. Consideration has been given to ensure proposed school locations align with public recreation facilities through the provision of shared bike and pedestrian paths. The nearby Leppington Major Centre will create opportunities for residents of the Precinct to take advantage of excellent access to public transport, regional level shopping, entertainment, parks and community facilities in a high quality urban environment.

Scalabrini and Kemps Creeks will be important green corridors that integrate biodiversity, water management and passive recreational values, and will present a considerable amenity resource for the community. Where possible, remnant vegetation will be retained in public parks. Selected parks have been positioned on the high points of the land and will provide views across the Precinct and beyond.

The Precinct will be an integral part of the Camden local government area and the South West Priority Growth Centre. It will be linked to surrounding suburbs and to major regional destinations such as the Western Sydney Parklands and the regional centres of Liverpool and Campbelltown.

2.2 Referenced Figures

The figures included in this section are those referenced in **Part 2 Precinct Planning Outcomes**, and **Part 3 Neighbourhood and Subdivision Design**, of the main body of the DCP.



Leppington Precinct - Indicative Layout Plan - July 2021



Planning,
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Figure 2-1: Indicative Layout Plan

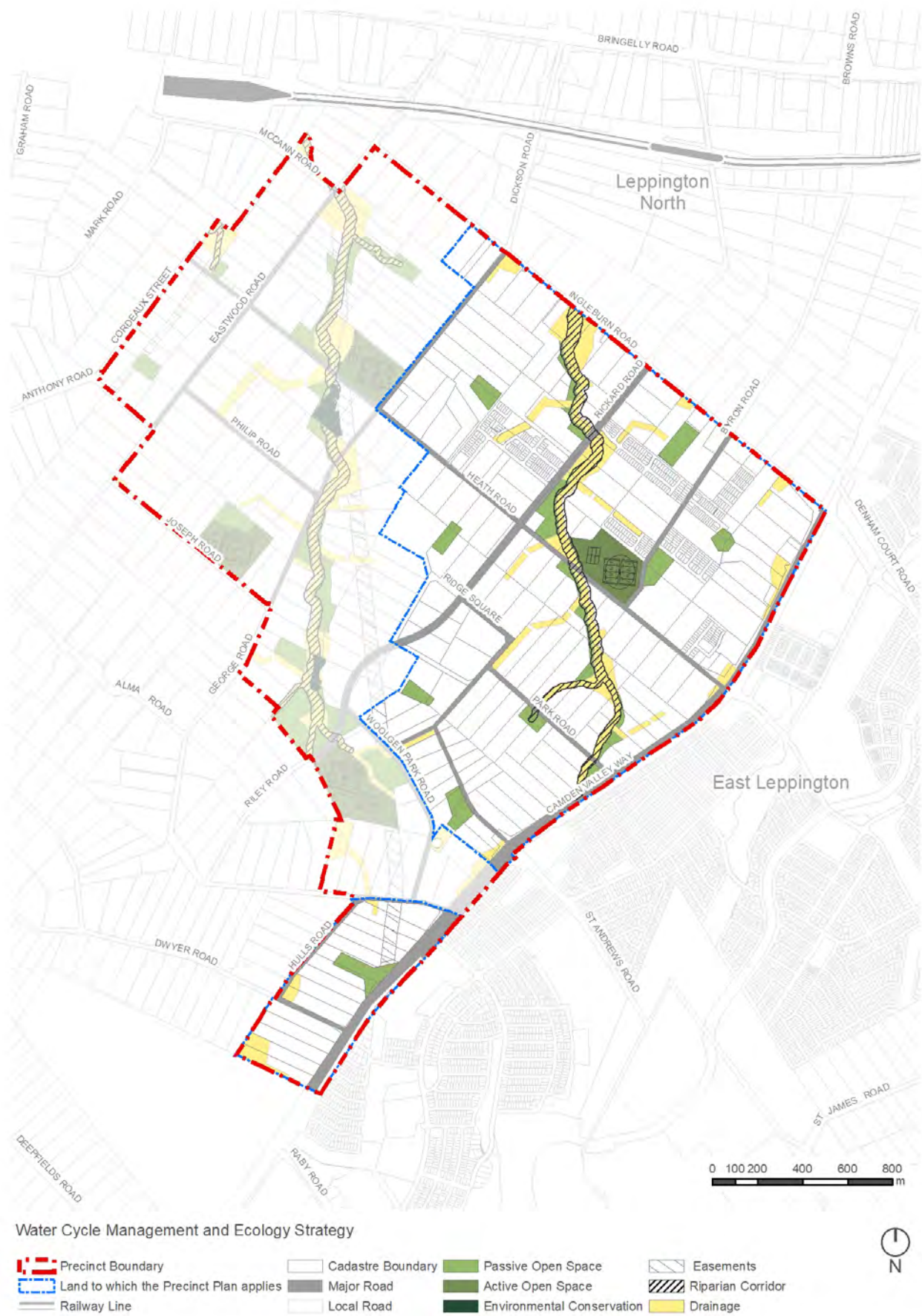


Figure 2-2: Water cycle management and ecology strategy

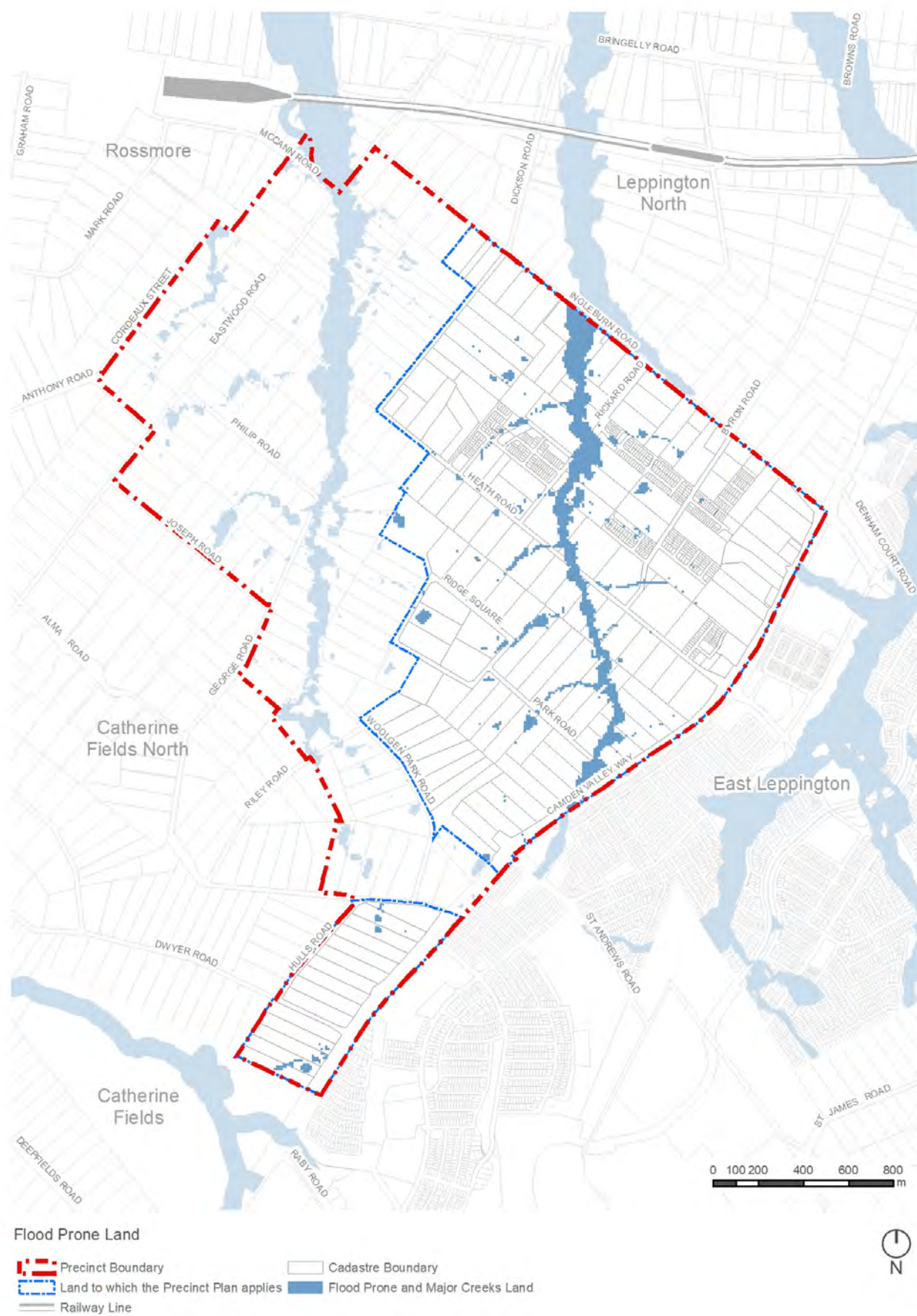


Figure 2-3: Flood prone land

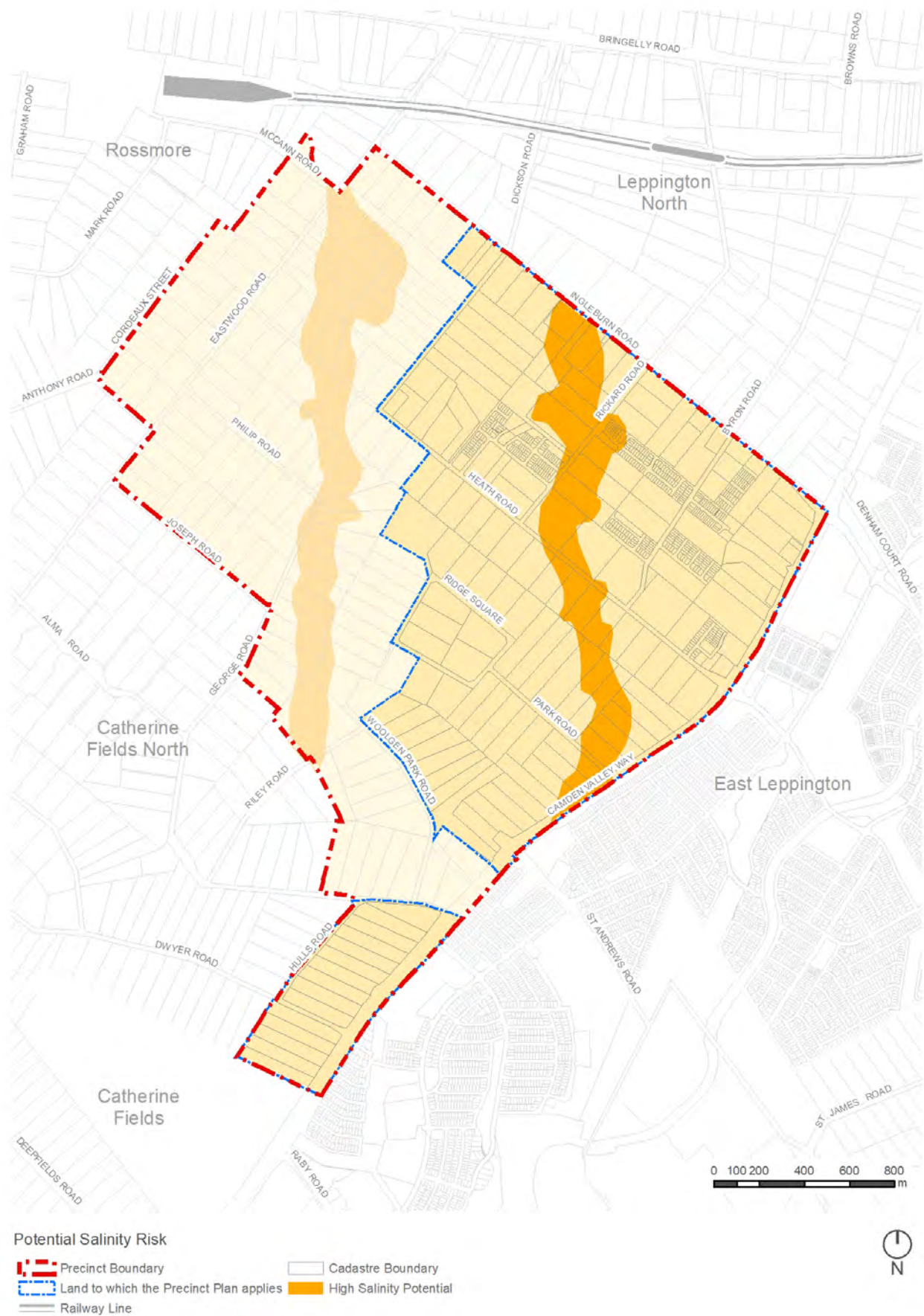


Figure 2-4: Potential salinity risk

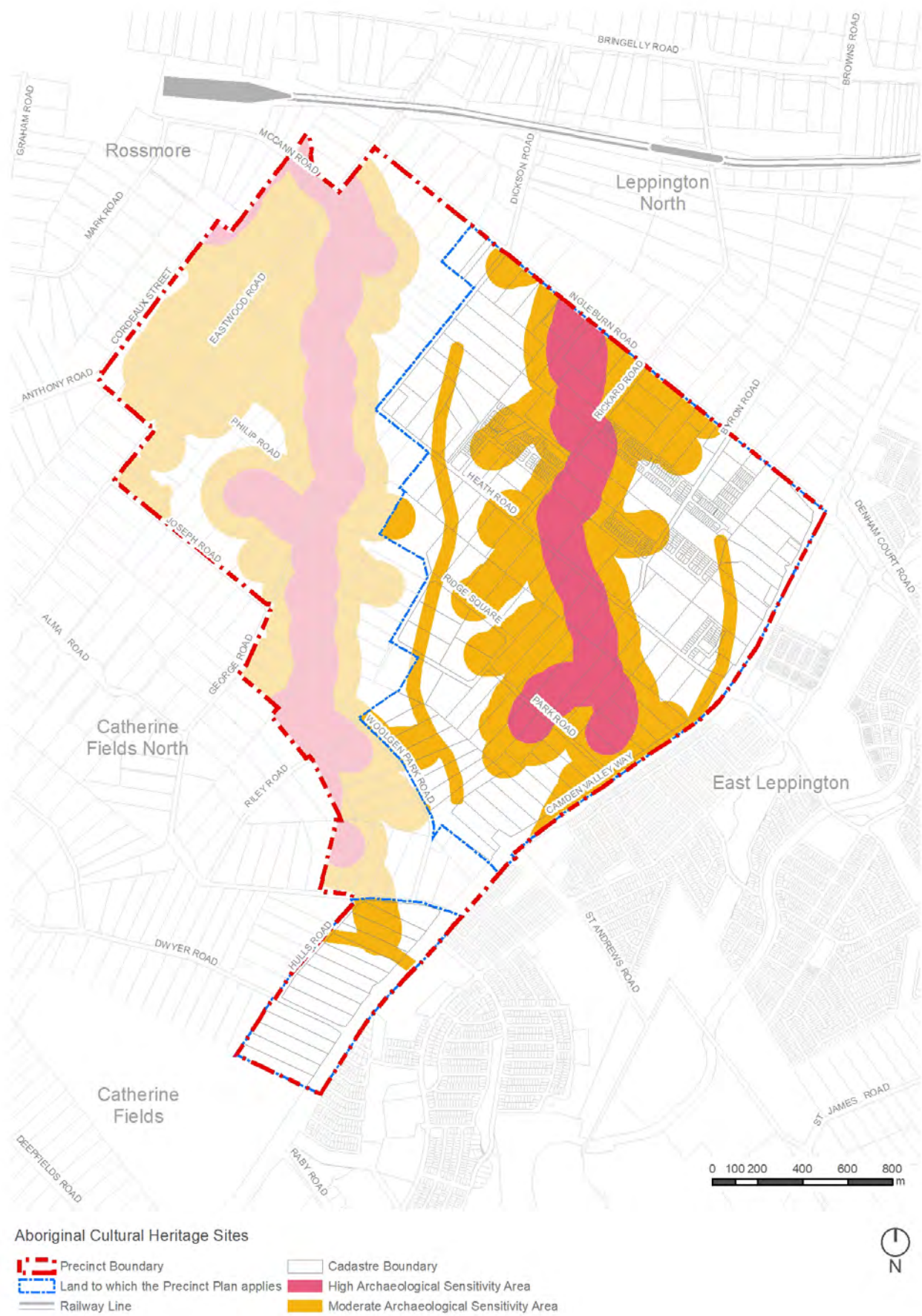


Figure 2-5: Aboriginal cultural heritage sites

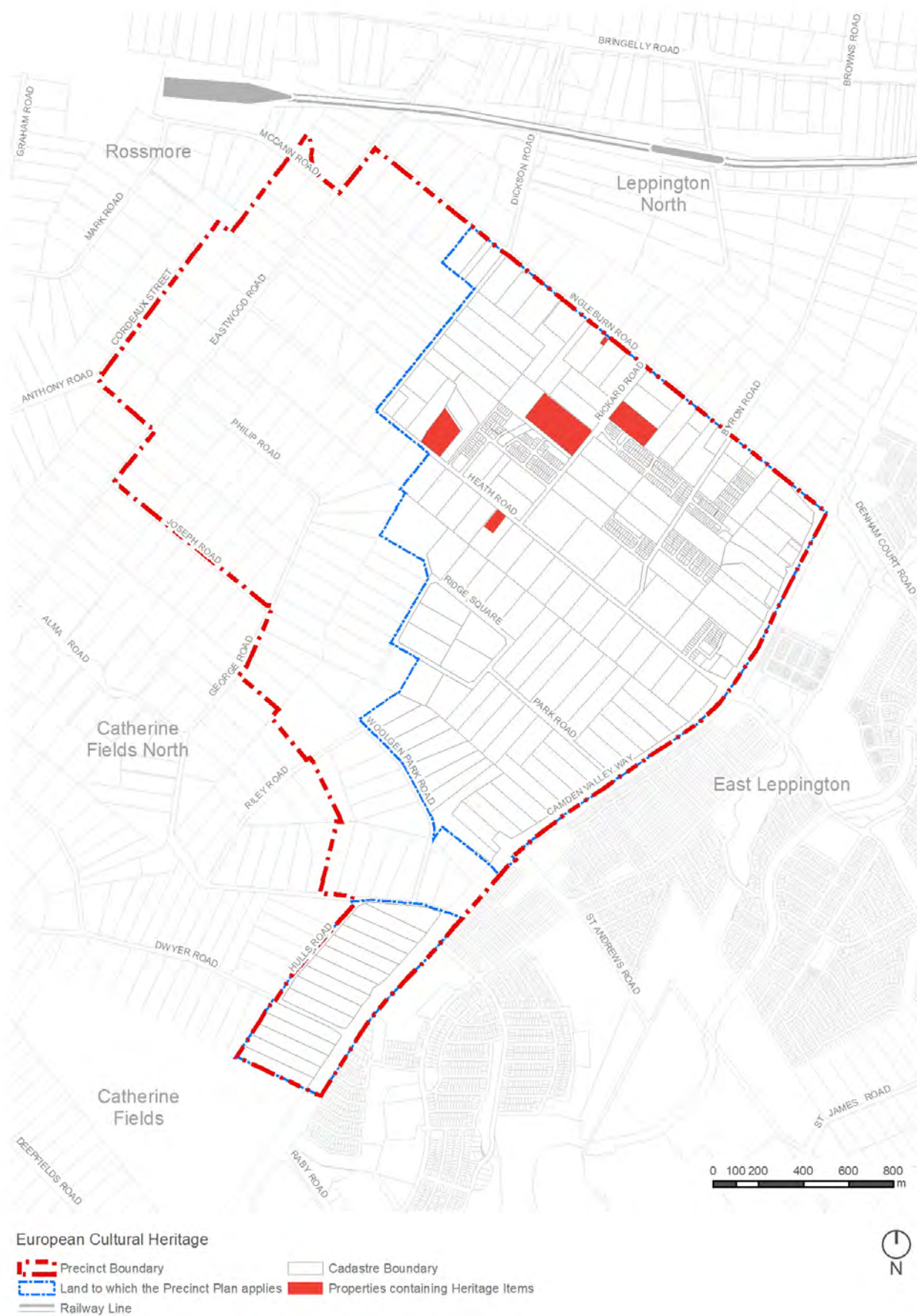


Figure 2-6: European cultural heritage

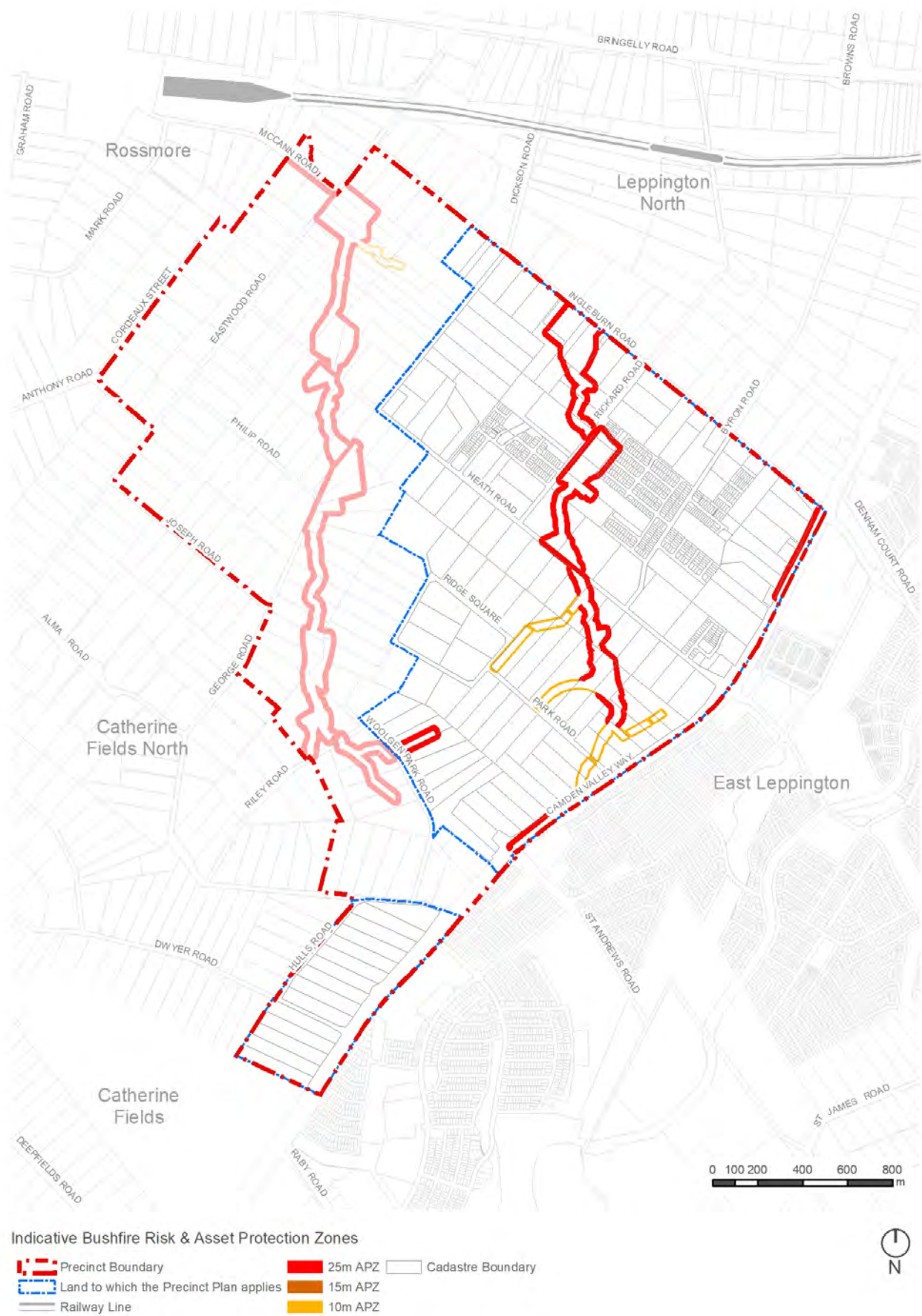


Figure 2-7: Indicative bushfire risk and asset protection zone requirements

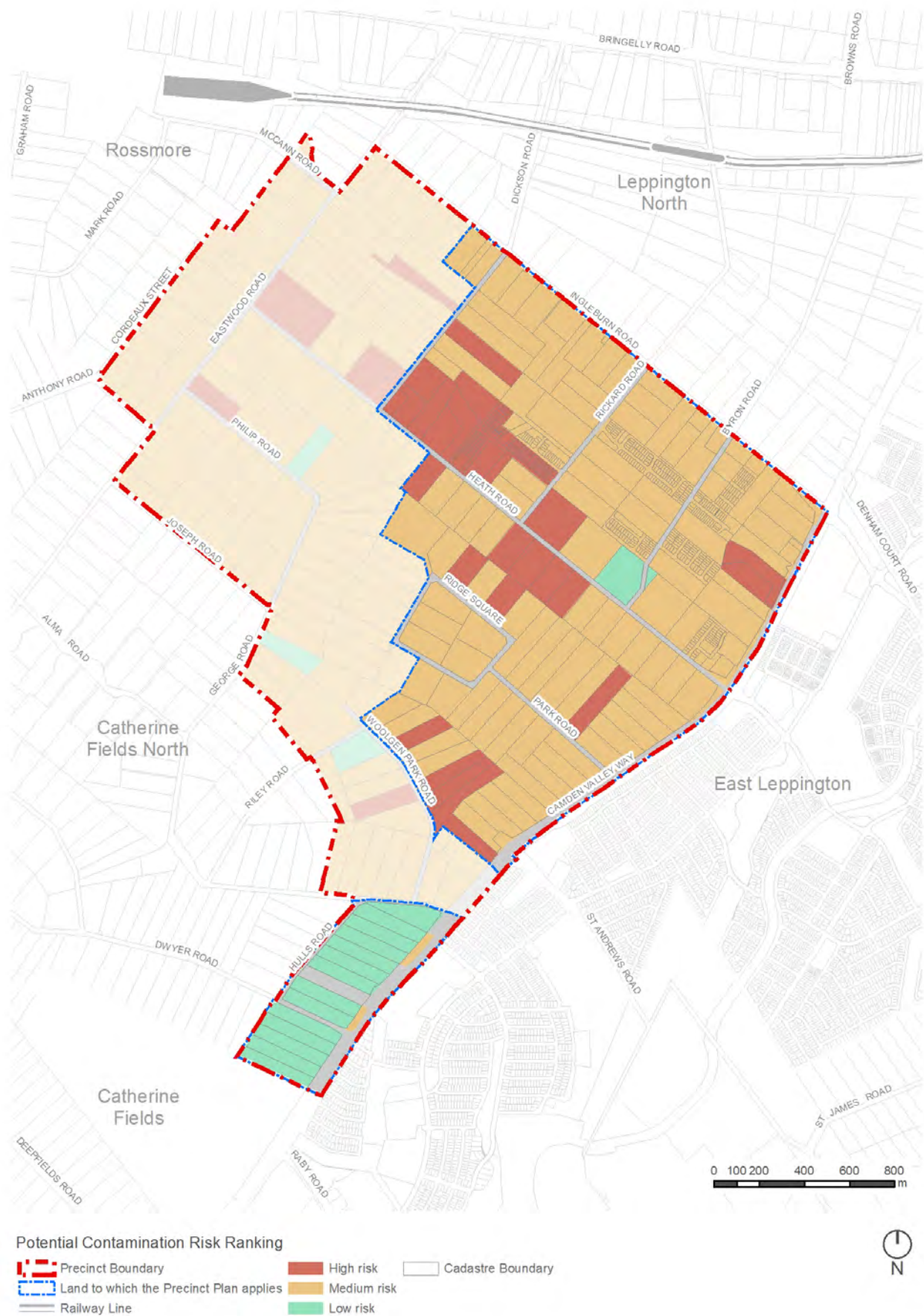
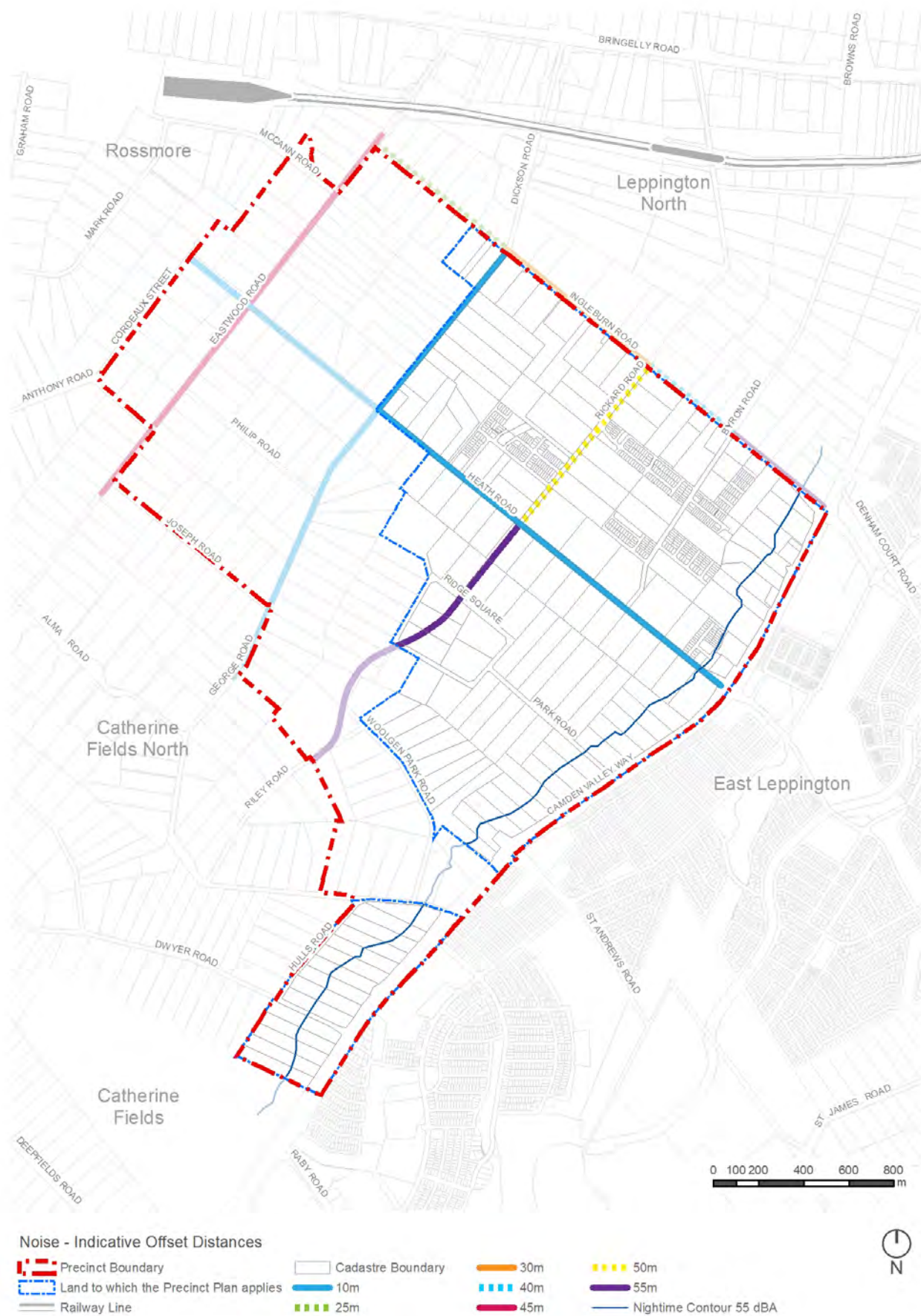


Figure 2-8: Potential contamination risk ranking



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figure 2-9: Noise – Indicative offset distances

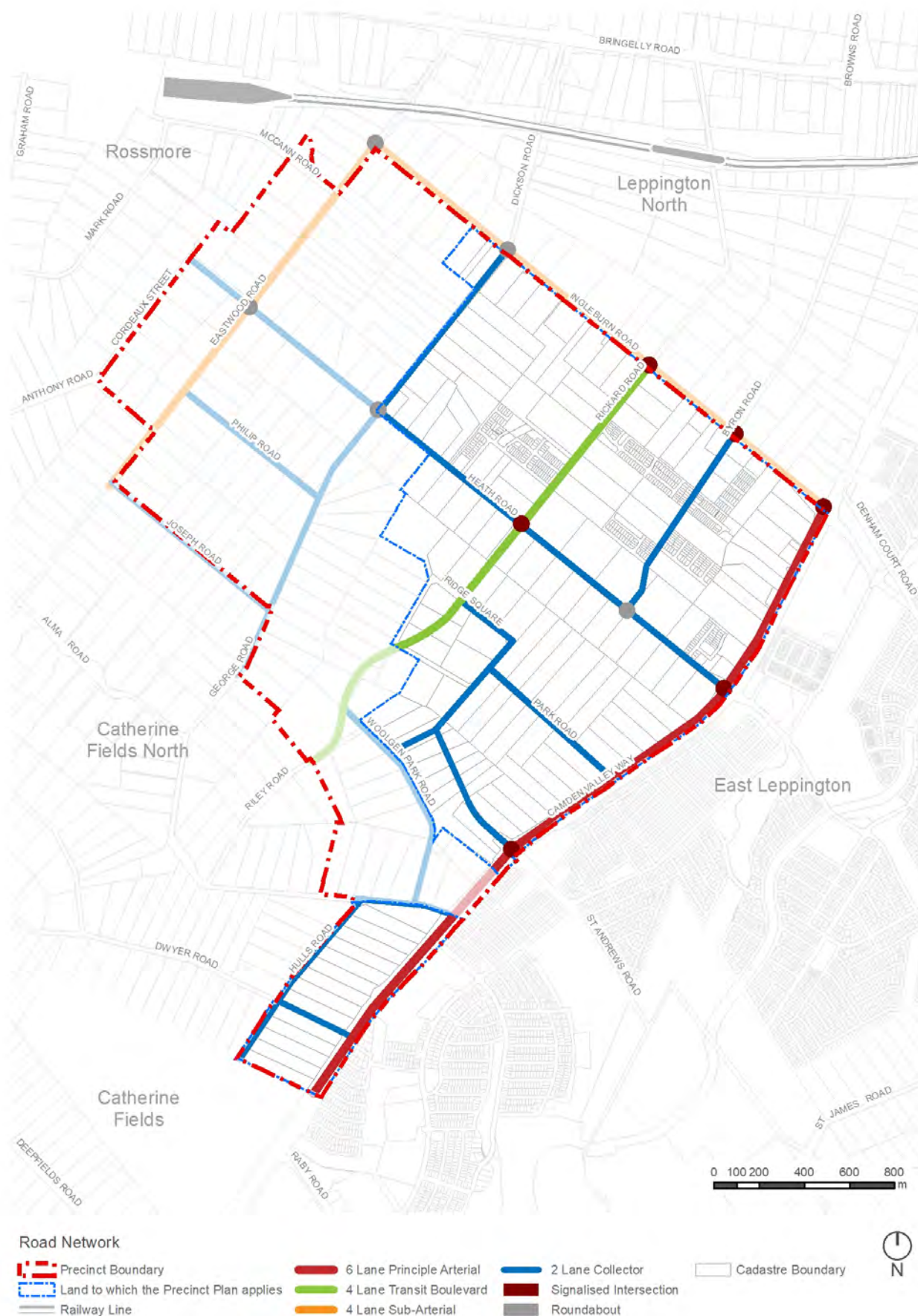


Figure 2-10: Precinct road hierarchy

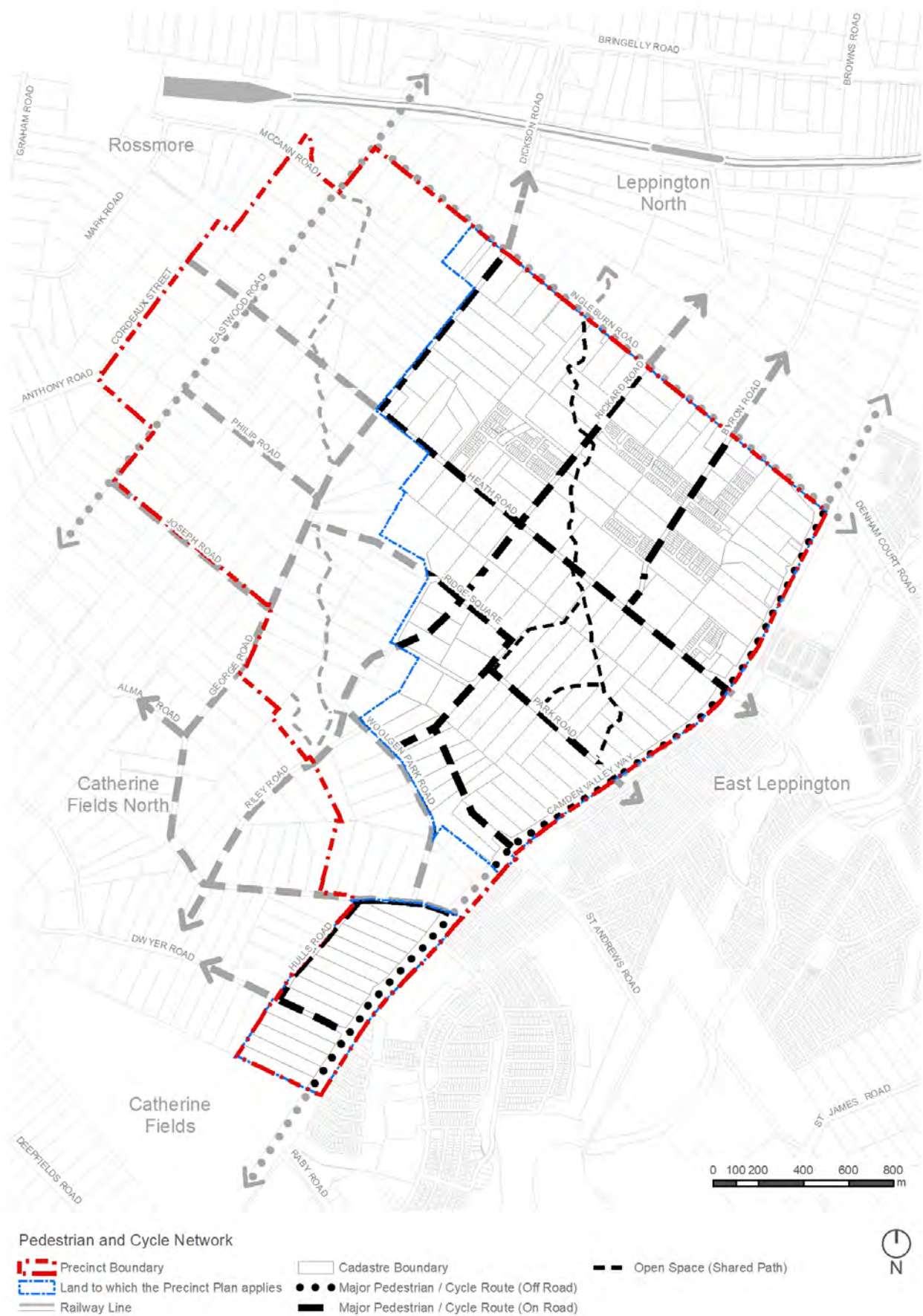


Figure 2-11: Pedestrian and cycle network

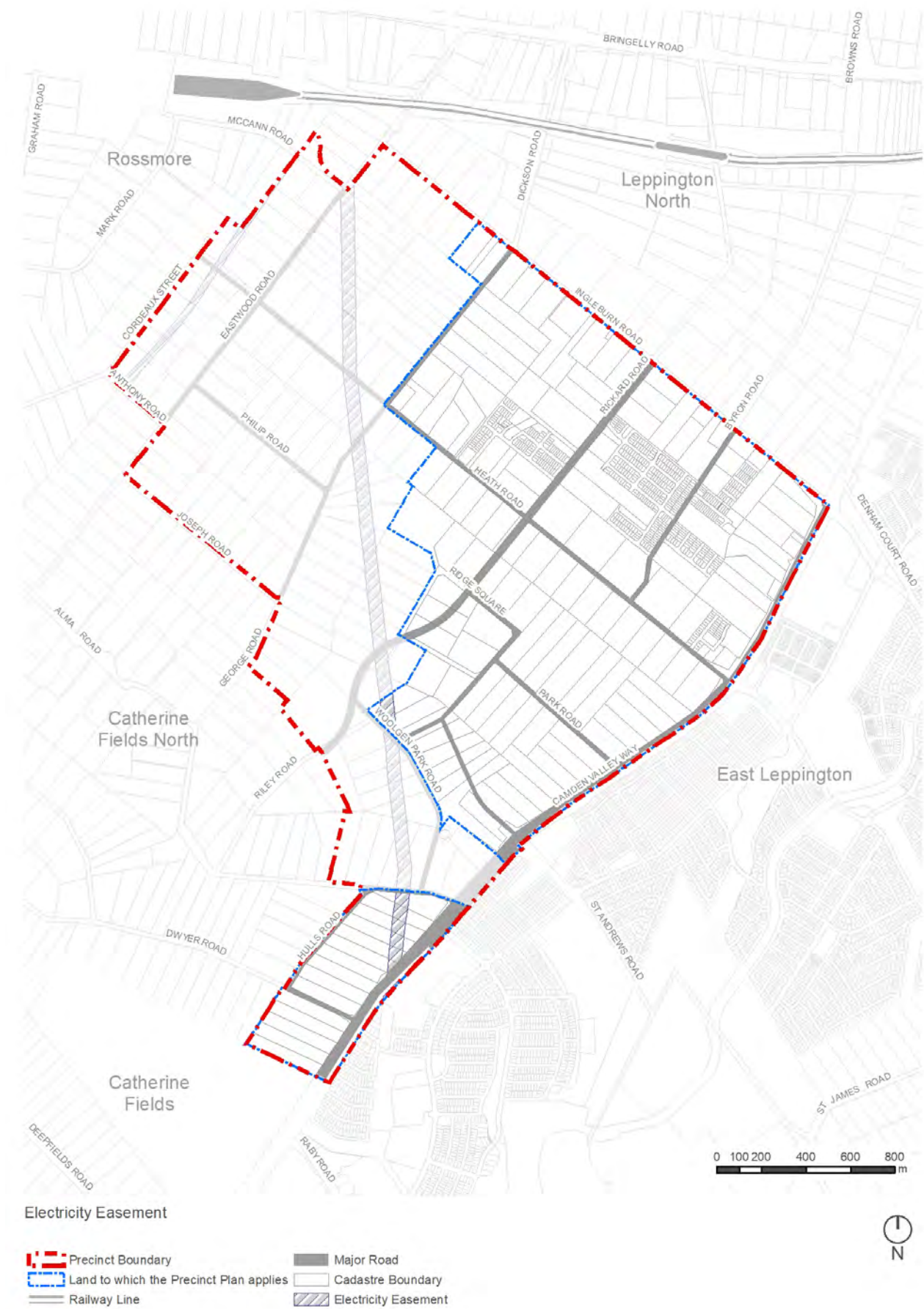


Figure 2-12: Electricity Easement

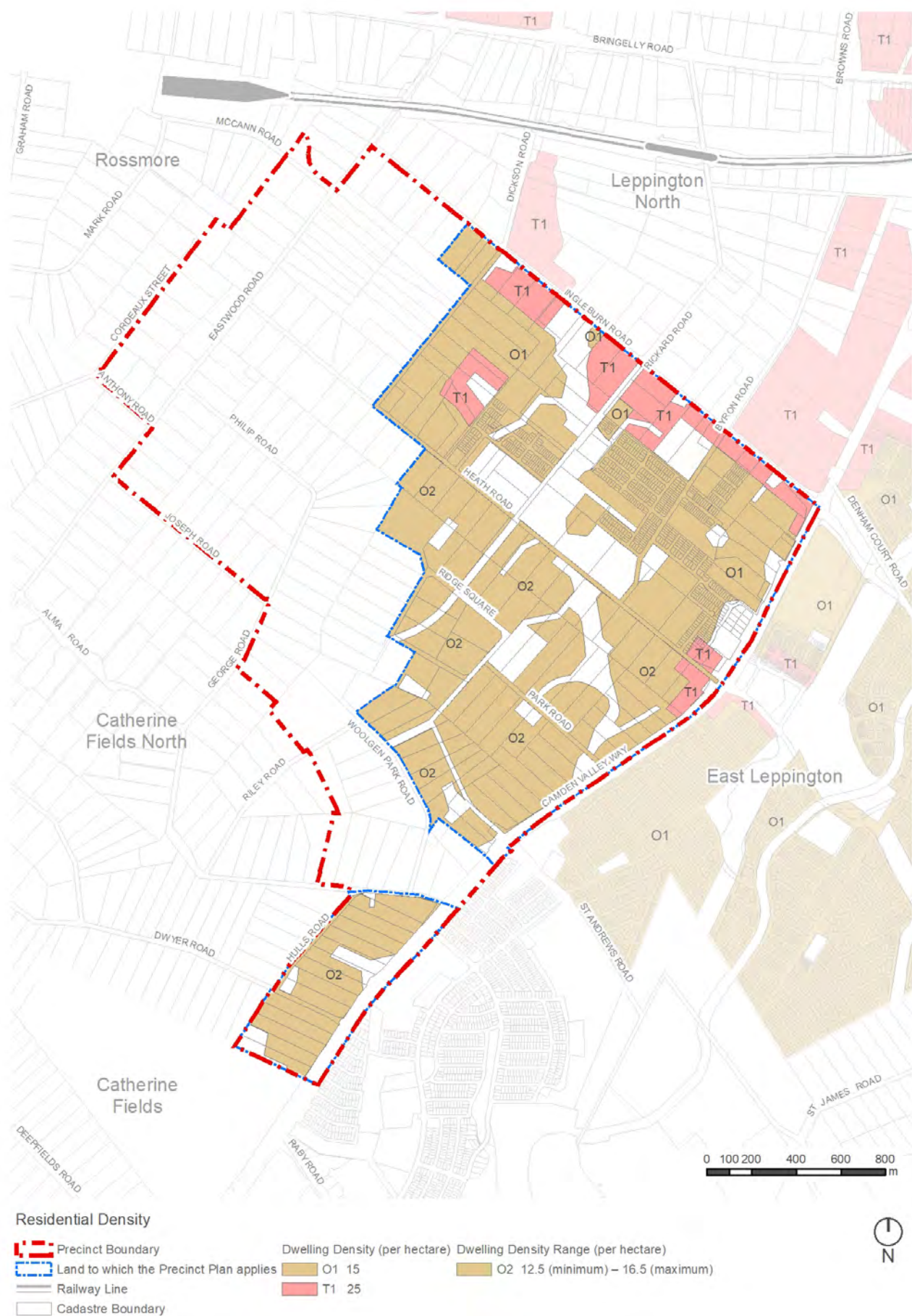


Figure 2-13: Indicative Residential Density map

3 Site Specific Controls

3.1 Development in the Environmental Living zone

Objectives

- a. To protect the significant environmental values of creek lines, flood prone land, and areas of high visual amenity.

3.1.1 Land affected by flooding

Controls

1. An example of the preferred subdivision pattern and locations of dwellings in the Environmental Living zone is at **Figure 3-1**. All applications for subdivision or for new dwellings are to demonstrate consistency with **Figure 3-1**.
2. Where land zoned Environmental Living is also affected by flooding, dwellings are to be located outside the extent of the 1 in 100 year flood line (refer to **Figure 2-3**).
3. The floor level of all dwellings is to be at least 500mm above the level of the 1 in 100 year flood.
4. Fencing within areas affected by the 1 in 100 year flood is to be minimised. Fencing is to incorporate an open-style palisade design to ensure that flood waters are not affected and that debris will not become trapped in fences.
5. The design of subdivision and the location of dwellings is to ensure that all residents are able to safely evacuate in the event of a flood. Evacuation routes are to be submitted with the development application.
6. Dwellings and other buildings are not to be located within land affected by the Environmental Protection Overlay, shown on the Indicative Layout Plan.
7. Applicants are to demonstrate compliance with the requirements of Planning for Bushfire Protection 2019 where new development is proposed within the Environmental Living zone. This includes the preparation of a landscaping and vegetation management plan demonstrating how native vegetation is to be managed regarding bushfire hazards, protected, rehabilitated and/or restored as part of the development.

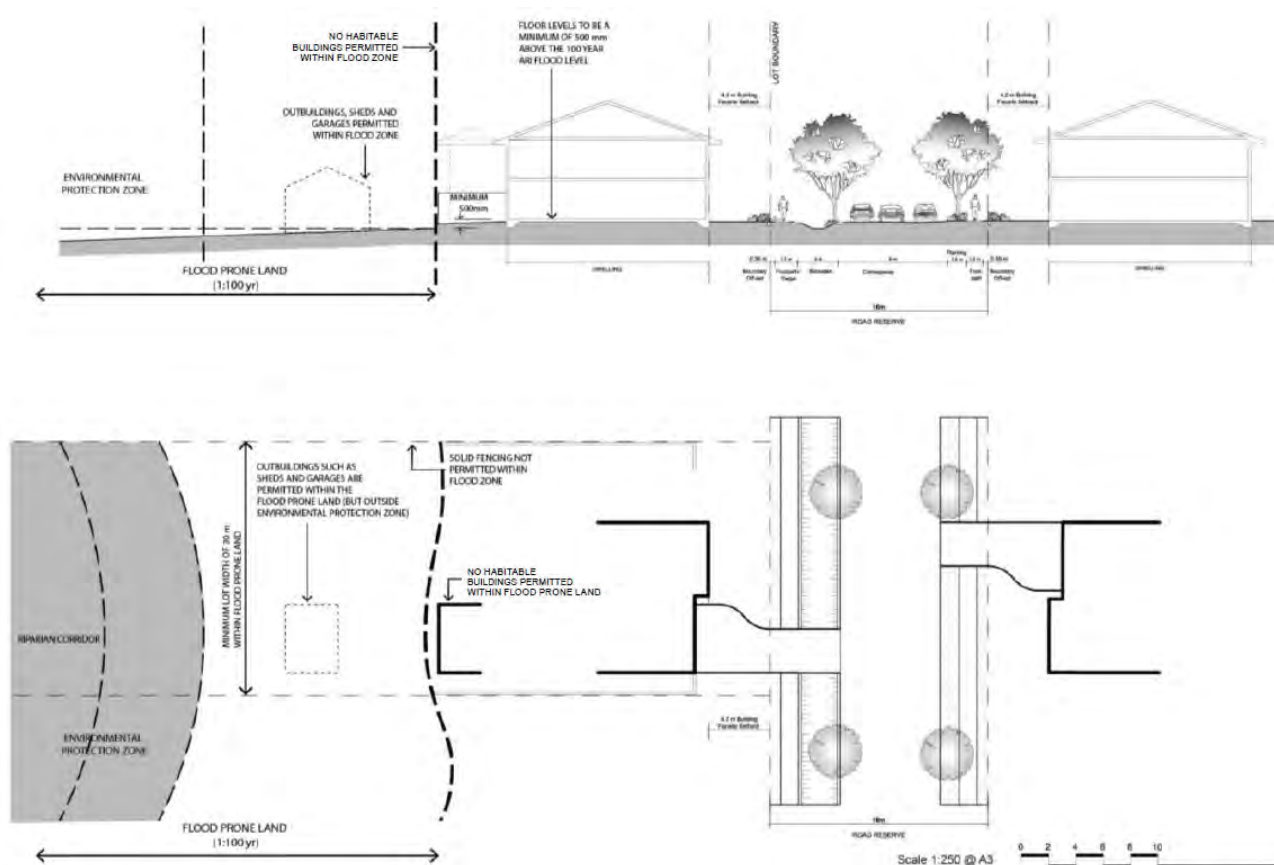


Figure 3-1: Preferred layout of development in Environmental Living zone affected by flooding

3.1.2 Environmental Living zoned land adjacent to Camden Valley Way

Controls

1. The clause applies to lots and dwellings zoned E4 Environmental Living, fronting Camden Valley Way within Stage 1.
2. The materials and colours of dwelling and ancillary structures shall adopt darker, recessive toned colours such as dark browns, dark greens, dark greys and charcoal, and utilise non-reflective surfaces for both wall and roof cladding.
3. Road verge/street tree planting shall adopt hardy, dark-leaved evergreen trees with good canopy cover.
4. Street lights shall have hoods or other appropriate design treatment to minimise light spill in order to reduce ambient light haze as much as possible.

3.2 Development near or on electricity easements

Objectives

- a. To ensure that development on or near electricity easements considers potential impacts on the integrity and safety of electricity infrastructure.
- b. To ensure reasonable standards of residential amenity and a high quality residential environment in the vicinity of electricity easements.

Controls

1. Within land zoned R2 Low Density Residential or R3 Medium Density Residential, public roads are to be located adjacent to electricity easements.
2. The road verge may encroach into the easement, however, the carriageway should be located outside the easement except where roads cross the easement.
3. The layout of residential development adjacent to electricity easements is to be consistent with Figure 3-2 and Figure 3-3, as applicable to the proposed development.
4. Council may consider accepting dedication of land within easements where the subdivision is in accordance with the Indicative Layout Plan.
5. In the E4 Environmental Living zone:
 - Dwellings and other buildings are to be located outside the easement.
 - The easement can be located in the rear yard.
 - Subdivision of land containing easements is to be minimised.
 - Battleaxe lots may be appropriate in some locations to maximise the development potential of land while avoiding impacts on the easement.
6. All proposed activities within electricity easements require approval from the relevant electricity infrastructure agency (TransGrid or Endeavour Energy). Applicants should consult with these agencies and obtain the relevant approvals prior to submitting a development application to Council. Evidence of approval is to be submitted with the development application.
7. Any proposed ground level changes and or road crossing within the easement may require the transmission line to be reconstructed or modified to provide the required clearance. All costs associated with any reconstruction or modifications are the responsibility of the applicant.

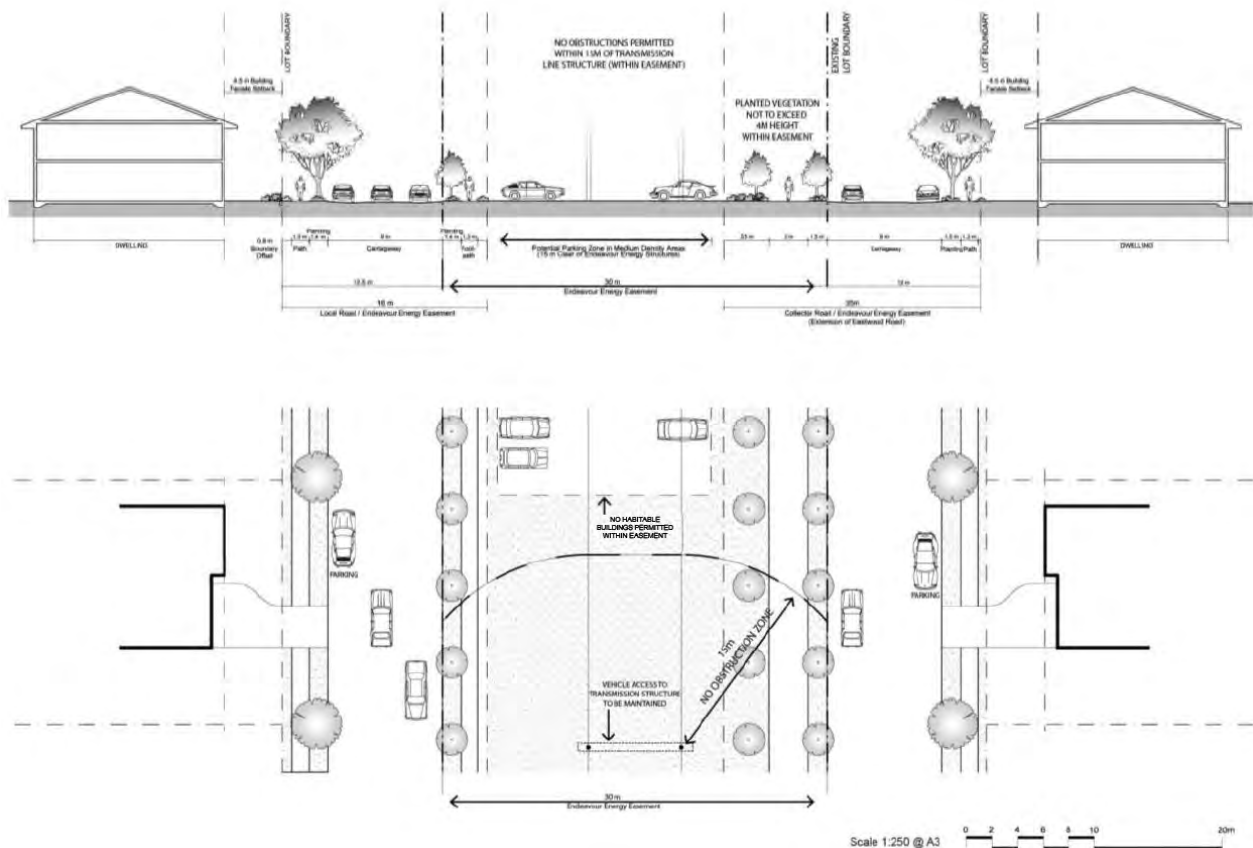


Figure 3-2: Preferred layout of development on land affected by Endeavour Energy electricity easement

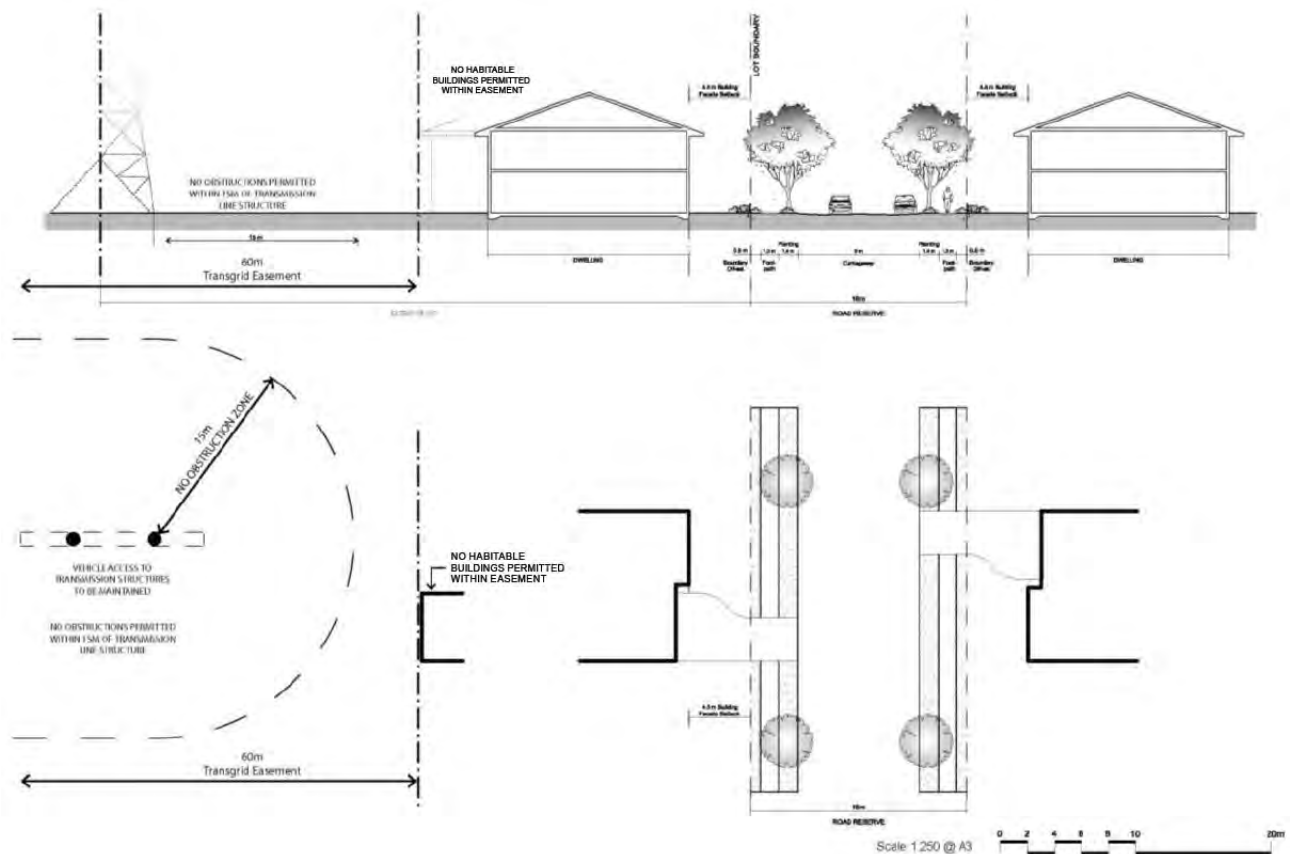


Figure 3-3: Preferred layout of development on land affected by TransGrid electricity easement

4 Indicative Density Controls

Objectives

- a. To ensure the Residential Density of development aligns with infrastructure capacity and amenity of Stages 2 and 5 of the Leppington Precinct.
- b. To assist in achieving an equitable share of density across Stages 2 and 5 of the Leppington Precinct.

Controls

1. The clause applies to the area identified in the Indicative Residential Density Map (refer to **Figure 2-13**).
2. Residential Density should not be greater than the Residential Density shown on the Indicative Residential Density Map (refer to **Figure 2-13**).
3. A restriction may be placed on new lots to limit further development upon those lots to a single dwelling house. This restriction is to ensure compliance with the maximum number of dwellings allowed in stages 2 and 5 of the precinct.